

Example of a Purchase Consumer mortgage loan

Closing Cost Details

Loan Costs

A. Origination Charges	\$879
% of Loan Amount (Points)	
Origination Fee	\$849
Wire Transfer Fee	\$30

B. Services You Cannot Shop For	\$994
Appraisal Fee	\$650
Courier Fee	\$10
Credit Report	\$200
Electronic Document Delivery Fee	\$26
Flood Certification	\$15
Tax Service	\$93

C. Services You Can Shop For	\$2,243
Title - Closing Protection Letter (CPL) Fee	\$50
Title - Courier Fee	\$40
Title - E Recording Fee	\$25
Title - Email Fee	\$50
Title - Endorsement Fee	\$525
Title - Lender's Title Insurance	\$250
Title - Policy Update Fee	\$250
Title - Settlement Fee	\$750
Title - State of IL Policy Fee	\$3
Title - Tax Indemnity Fee	\$150
Title - Tax Payment Service Fee	\$50
Title - Wire Fee	\$100

D. TOTAL LOAN COSTS (A + B + C)	\$4,116
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Other Costs

E. Taxes and Other Government Fees	\$200
Recording Fees and Other Taxes	\$200
Transfer Taxes	

F. Prepaids	\$4,057
Homeowner's Insurance Premium (12 months)	\$1,800
Mortgage Insurance Premium (1 months)	\$51
Prepaid Interest (\$29.20 per day for 24 days @6.375 %)	\$701
Property Taxes (6 months)	\$1,505

G. Initial Escrow Payment at Closing	\$1,620
Homeowner's Insurance \$150.00 per month for 3 mo.	\$450
Mortgage Insurance per month for mo.	
Property Taxes \$167.18 per month for 7 mo.	\$1,170

H. Other	\$550
Title - Owner's Title Insurance (optional)	\$550

I. TOTAL OTHER COSTS (E + F + G + H)	\$6,427
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J. TOTAL CLOSING COSTS	\$10,543
D + I	\$10,543
Lender Credits	

Calculating Cash to Close

Total Closing Costs (J)	\$10,543
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$5,100
Deposit	-\$1,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	-\$3,045
Estimated Cash to Close	\$11,598

